

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION**  
**STAFF REPORT**  
for  
**July 20, 2006**  
**MEETING NO. 07-06**  
***REVISED 7/14/06***

<b>APPLICATION:</b>	<b>COURTESY REVIEW</b>
<b>ADDRESS:</b>	500 W. Montgomery Ave.
<b>ACCEPTED:</b>	June 28, 2006
<b>45 DAY LIMIT:</b>	Not applicable for courtesy review
<b>OWNER:</b>	Chestnut Lodge Properties, Inc.
<b>REQUEST:</b>	HDC comments on rehabilitation and rear addition to Little Lodge.
<b>STAFF:</b>	Cindy Kebba



**BACKGROUND:** The exploratory plan for Planned Residential Unit (PRU) development of the Chestnut Lodge site was reviewed by the HDC on July 21, 2005 and approved by the Mayor and Council on February 6, 2006. The applicant submitted the detailed application for the PRU on May 11, 2006. The HDC has review authority over any exterior alterations and new construction that occurs on the property within the West Montgomery Avenue and Rose Hill Farm Historic Districts, as well as opportunity to provide comments to the Planning Commission on changes that are proposed adjacent, abutting or confronting the historic districts.

The HDC will review Certificate of Approval applications at a later date for the rehabilitation work on all of the historic buildings, including the Little Lodge, and any other exterior alterations in the historic districts.

**Previous Requests:**

PRU2005-00022	Exploratory application for residential development, approved by Mayor and Council 2/6/06 [Resolution 3-06]
HDC2005-00336	Demolish Upper Cottage; re-construct Ice House, approved 7/21/05
Courtesy Reviews	Exploratory plan; exterior Lodge alterations and additions, 7/21/05
HDC2006-00360	Design and materials for new residential construction in Rose Hill Farm Historic District, approved 6/15/06
Courtesy Reviews	Detailed site plan; preliminary phasing schedule; entrance wall feature; relocation of ice house; rehabilitation of Rose Hill Barn; rebuilding of Stable; rehabilitation and additions to Little Lodge and Main Lodge.

**Property Area:** 20.43 acres. Portions of the Chestnut Lodge property are within the West Montgomery and Rose Hill Farm Historic Districts. The Little Lodge is a contributing resource to the West Montgomery Avenue Historic District.

**DISCUSSION OF THE PROPOSED PROJECT**

**Rehabilitation of the Little Lodge for re-use as a single-family residence and construction of a new one-story addition to the rear.** (See Applicant's Historic Preservation Drawings DA37 - DA42; existing drawings; photographs)

The Little Lodge was built c. 1929 as the home of the Chestnut Lodge Hospital's second generation owner and primary psychiatrist, Dr. Dexter Bullard and his wife Anne. It is built in the Tudor Revival style and has Craftsman influences. The house is frame with a smooth stucco exterior finish. Its dominant features include its jerkinhead side gabled slate roof and long shed-roof dormers on both the front and rear elevations.

Plans for rehabilitation of the Little Lodge and a new rear addition are in accordance with the Chestnut Lodge Design Guidelines, the City of Rockville's Technical Guides for Exterior Alterations, and the Secretary of the Interior's *Standards for Rehabilitation*. The proposed addition preserves the building's significant historic materials and features, including the second story dormers and roof form, and its historic character, and makes a visual distinction between the old and the new.

The Little Lodge's appearance will be unchanged as viewed from the front (north) except that the screening on the east side first story porch will be replaced; it is currently missing. The window air conditioning units and handicap ramping in the front will be removed.

A small rear addition will be removed and a larger addition will be built in its location on the west side of the rear façade. It will have a low gable roof, slightly higher than that on the existing addition, but will not substantially impact the dormers or alter the second story window fenestration. (Four first floor windows will be removed on the west and south facades.)

The proposed addition is 21 feet 5 inches deep and 29 feet 4 inches wide, including 7 feet 4 inches of covered porch. The covered porch at the southwest corner will connect the new kitchen and mud room. The addition is in appropriate scale to the main house and will be inset from the existing west facade extension on the house by 8 inches. The addition will be clad with Hardiplank smooth siding to differentiate it from the c.1929 house which is stucco. New windows on the addition will be aluminum clad double-hung with simulated divided lights, as were approved for the new residential construction on the property.

There is a large tree in the rear yard. The City Forester should review its proximity to the proposed addition to be assured that this tree will not be damaged during or after construction of the rear addition.

The east side porch and roof top deck will be restored and will be kept to its existing dimensions (approximately 12' x 12'). The applicant does propose some changes, however:

- 1) The applicant would like to replace the existing single door (not original) from the Great Room to the porch with double French doors to allow more light into the Great Room. This would require a change to the original opening. Staff recommends replicating the second story door that leads from the master bedroom to the porch's upper deck and not enlarging the first floor opening for a double door.
- 2) There are two wide brick steps from the east porch to the outside, one on the east elevation and one on the north, and evidence of door openings in these locations from when the porch was screened. The applicant would like to change this by having only one door leading from the porch to the rear yard on the south elevation. Staff feels that the basic framing of the porch would not be significantly altered with this change.
- 3) There is an open deck on the roof of the porch that has access from the master bedroom via an existing door. The existing railing is wrought iron and appears to match the fire escape that will be removed. The applicant would like to replace this with PVC railing, as will be used for railings on the new residential construction. Staff recommends that the new railing be wrought iron or wood and must meet code height requirements. The existing railing is approximately 2 feet tall and does not meet code.

Although the HDC does not review interiors, it is to the applicant's intention to retain and restore the elaborate central stairway, a defining interior feature of this house.

At this time, the applicant is seeking the HDC's general agreement to the design plan and materials for the rear addition and guidance regarding changes proposed in the rehabilitation of the east porch.

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Attachments:

1. Plans for proposed rehabilitation and addition
2. As-Built/Existing plans
3. Photographs of existing conditions
4. Photograph of proposed slate sample